

RESOLUTION NO. ____, 2014

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Blairex Laboratories LLC and Moravec Realty LLC

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984, which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for the redevelopment of real property and the installation of logistical distribution equipment (personal property) in an area previously designated as an ERA; and

WHEREAS, **Blairex Laboratories LLC** filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated October 22, 2014 requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new logistical distribution equipment at a facility located at 1600 Brian Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, **Moravec Realty LLC** filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated October 22, 2014 requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of constructing a 40,000 square foot warehouse addition to a facility located at 1600 Brian Drive, Columbus, Indiana which it leases to **Blairex Laboratories LLC** (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit B**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.*, a deduction allowed for the installation of new logistical distribution equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 3 *et. seq.*, a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or
3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Blairex Laboratories LLC and Moravec Realty LLC** and after hearing the recommendation of the Incentive Review Committee, that:

1. The applications of **Blairex Laboratories LLC and Moravec Realty LLC** meet the requirements for filing of tax abatements.
2. The Common Council makes the following findings:
 - a. The estimated cost of the proposed project, including the installation of new logistical distribution equipment and building/warehouse expansion, are reasonable for this type of project; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed project; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed project; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed project; and
 - e. The totality of benefits is sufficient to justify the proposed deductions.

3. The **Blairex Laboratories LLC and Moravec Realty LLC** project represents a major capital investment into the improvement of real and personal property, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5 and 17, *et. seq.* shall be allowed for _____ years; pursuant to the Abatement Schedule included with the Statement of Benefits Form attached as **Exhibit A** and;
5. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3, *et. seq.* shall be allowed for _____ years; pursuant to the Abatement Schedule included with the Statement of Benefits Form attached as **Exhibit B** and;
6. The Mayor of the City of Columbus, Indiana, are hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibits A and B** for purposes of facilitating the real and personal property tax abatements of **Blairex Laboratories LLC and Moravec Realty LLC**.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of June 2014, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of November 2014 at _____ o'clock _____.M.

Clerk-Treasurer

Approved and signed by me this ____ day of November 2014, at
_____ o'clock _____.M.

Mayor of the City of
Columbus, Indiana



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

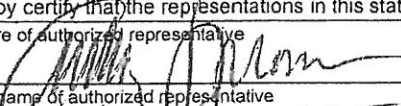
FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Blairex Laboratories LLC		Name of contact person George W. Breeden						
Address of taxpayer (number and street, city, state, and ZIP code) 1600 Brian Drive Columbus, IN 47201		Telephone number (812) 374-4509						
SECTION 2								
LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body City of Columbus		Resolution number (s)						
Location of property 1600 Brian Drive Columbus, IN 47201		County Bartholomew	DLGF taxing district number 005					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) The proposed project will consist of an expansion of 40,000 sqft of additional warehouse space in the Blairex facility to allow additional space for more racks.		ESTIMATED						
		START DATE	COMPLETION DATE					
		Manufacturing Equipment						
		R & D Equipment						
		Logist Dist Equipment	12/01/2015					
IT Equipment	12/25/2015							
SECTION 3								
ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 14	Salaries \$704,755.00	Number retained 14	Salaries \$704,755.00	Number additional 3	Salaries \$74,880			
SECTION 4								
ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values						337,730		
Plus estimated values of proposed project						50,000		
Less values of any property being replaced								
Net estimated values upon completion of project						387,730		
SECTION 5								
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____					
Other benefits:								
SECTION 6								
TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 					Date signed (month, day, year) 10/9/2014			
Printed name of authorized representative ANTHONY J. MARES, PRESIDENT					Title PRES			

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|------------------------------|-----------------------------|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---------------|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | (see below *) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer Moravec Realty LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 1600 Brian Drive Columbus, IN 47201		
Name of contact person George W. Breeden	Telephone number (812) 374-4509	E-mail address gbreeden@moravecrealty.co

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Columbus	Resolution number
Location of property 1600 Brian Drive Columbus, IN 47201	County Bartholomew
DLGF taxing district number 005	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The proposed project will consist of an expansion of 40,000 sqft of additional warehouse space in the Blairex facility to allow additional space for product.	Estimated start date (month, day, year) 11/01/2014
	Estimated completion date (month, day, year) 12/20/2015

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
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SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		1,958,331.00
Plus estimated values of proposed project		2,400,000.00
Less values of any property being replaced		
Net estimated values upon completion of project		4,358,331.00

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits	

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) 10/9/2014
Printed name of authorized representative Anthony J. Moravec	Title Pres

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: October 28, 2014

RE: ANX-14-04 (*Church of Jesus Christ of Latter Day Saints Annexation*)

At its October 8, 2014 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 6 in favor and 0 opposed. The applicant requests that an area of +/-4.54 acres be annexed to the City of Columbus.

The property is located at 4850 Goeller Boulevard; which is on the north side of Goeller, east of County Road 350 West. The applicants seek the annexation in order to enable the future construction of a church on the property. The property is currently zoned AP (Agriculture Preferred). However, a request to rezone the property to P (Public & Semi-public Facilities) and a companion site development plan have also been filed with the Planning Department and will be considered at the November 12, 2014 Plan Commission meeting.

This annexation request qualifies as a "super-voluntary annexation" and is subject to the requirements of IC 36-4-3-5.1. Based on the requirements of the Indiana Code the annexation schedule will be as follows:

1. Annexation Ordinance Public Hearing:
November 5, 2014 Council Meeting
2. Adoption of Annexation Ordinance and Fiscal Plan Resolution (14 day min. from #1):
December 2, 2014 Council Meeting
3. 30-day Waiting Period Closed (30 days min. from publication of the adopted ordinance):
Approximately January 5, 2015

The following items of information are attached to this memo for your consideration:

1. The proposed ordinance approving the annexation,
2. The resolution certifying the action of the Plan Commission,
3. A copy of the staff report used at the Plan Commission meeting,
4. The annexation fiscal plan, and
5. A location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the: Church of Jesus Christ of Latter Day Saints Annexation
Plan Commission Case No.: ANX-14-04**

WHEREAS, a petition has been filed by the Church of Jesus Christ of Latter Day Saints for the annexation of the property described by Section 1 below; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on October 8, 2014, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Property Annexed

The following described property, including a total of +/- 4.54 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 5 EAST, INTENDED TO CONTAIN ALL OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" AS RECORDED IN PLAT BOOK "P", PAGE 194B IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, A PORTION OF A 15' RIGHT-OF-WAY OF COUNTY ROAD 350 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00°50'44" WEST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION AND COUNTY ROAD 350 WEST A DISTANCE OF 255.75 FEET TO A CORNER OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" (P.B. "P", PG. 194B) AND THE POINT OF BEGINNING; THENCE SOUTH 89°37'42" WEST A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 350 WEST; THENCE NORTH 00°50'44" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 54.68 FEET TO THE CURRENT CITY LIMITS; THENCE NORTH 85°24'16" EAST ALONG THE CURRENT CITY LIMITS A DISTANCE OF 40.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 350 WEST; THENCE SOUTH 00°50'44" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 4.21 FEET TO THE SOUTH LINE OF "ROCKY SUBDIVISION" (P.B. "H", PG. 13) AND A CORNER OF LOT 1 OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" (P.B. "P", PG. 194B); THENCE NORTH 89°45'30" EAST ALONG THE SOUTH LINE OF "ROCKY SUBDIVISION" AND A LINE OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" A DISTANCE OF 155.28 FEET TO A CORNER OF SAID SUBDIVISIONS; THENCE NORTH 01°39'51" WEST ALONG THE EAST LINE OF "ROCKY SUBDIVISION" AND THE WEST LINE OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION" A DISTANCE OF 225.86 FEET TO A CORNER OF "WILLOUGHBY - McINTYRE ADMINISTRATIVE SUBDIVISION"; THENCE SOUTH 89°53'26" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 393.81 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°58'45" WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 501.96 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, GOELLER BOULEVARD, AND THE CURRENT CITY LIMITS; THENCE NORTH 88°56'45" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION LINE, SAID ROAD, AND THE CURRENT CITY LIMITS A DISTANCE OF

357.02 FEET TO A CORNER OF SAID SUBDIVISION; THENCE NORTH 00°50'44" WEST
ALONG A LINE OF SAID SUBDIVISION A DISTANCE OF 217.38 FEET TO A CORNER OF SAID
SUBDIVISION; THENCE SOUTH 89°37'42" WEST ALONG A LINE OF SAID SUBDIVISION A
DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES,
MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

SECTION 2: Common Council District

Upon the effective date of this ordinance the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Mayor Kristen S. Brown
Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014, at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

This document was prepared by Jeff Bergman. I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed Name

RESOLUTION: ANX-14-04

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-14-04 (Church of Jesus Christ of Latter Day Saints),
a proposal to annex +/-4.54 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from the Church of Jesus Christ of Latter Day Saints; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of IC 36-4-3-5.1 for voluntary annexation, and

WHEREAS, the Plan Commission did, on October 8, 2014, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 4.54 acres located on the north side of Goeller Boulevard, east of County Road 350 West) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 8th DAY OF OCTOBER 2014 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (October 8, 2014 Meeting)

Docket No. / Project Title: ANX-14-04 (Church of Jesus Christ of Latter Day Saints)
Staff: Allie Keen
Applicant: Church of Jesus Christ of Latter Day Saints
Property Size: 4.54 Acres
Current Zoning: AP (Agriculture: Preferred)
Location: 4850 Goeller Boulevard, in Columbus Township.

Background Summary:

The applicant has indicated that the proposed annexation is for the purpose of connecting to City sewer and water services to enable the future development of the subject property as a worship facility.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is this property a logical and appropriate addition to the City of Columbus?
2. Should adjacent property also be included in the annexation if possible?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council. The property is 16.8% contiguous to the City of Columbus and therefore meets the minimum requirement of being 12.5% contiguous as defined by IC 36-4-3-1.5. Additionally, the location of the property will facilitate efficient provision of city services.

Plan Commission Options:

In reviewing a request for annexation the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the request to the City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The City Council makes all final decisions regarding annexation applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 16.8% contiguous with the boundary of the City).

In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.

5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Current Property Information:	
Existing Land Use:	Vacant/Undeveloped
Existing Site Features:	The property is currently undeveloped with patches of mature trees.
Flood Hazards:	There are no flood hazards present at this location.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances present at this location.
Vehicle Access:	This property gains access from Goeller Boulevard (Minor Arterial, Residential, Suburban) and County Road 350 West (Collector, Residential, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Single-Family Residential
South:	RS3 (Residential: Single-Family 3)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Single-Family Residential
West:	RS3 (Residential: Single-Family 3) AP (Agriculture: Preferred)	Future Stonehaven Subdivision Mt. Pleasant Christian Church

Interdepartmental Review:	
City Engineering:	Engineering Department does not have any issues with this request.

City Utilities:	<p>Water is available on the south side of Goeller Blvd. just west of the site. A service line would be extended across Goeller. The parent line is a developer donated water line and assessments will not be charged. Normal service connection fees will be required. Since the site is presently undeveloped it is assumed that Southwestern Bartholomew Water is making no claims on the site.</p> <p>The nearest sanitary sewer is located south of Goeller Blvd. at a rear lot line in Winterbery Place. The manhole is extremely shallow and gravity sewer cannot be extended to serve the subject property. The only practical solution at this time would be a sewage pumping station sized to serve the proposed church (and it's immediate neighbors) that would discharge to the manhole previously mentioned.</p> <p>If the Columbus City Utilities were to construct this facility we would require an easement from the church, and would likely have expenses of approximately \$20 thousand. The church would be required to pay assessments of approximately \$3,320 in order to connect.</p> <p>An alternate would be for the church to construct their own privately owned grinder pump and then no assessments will be charged only normal connection fees.</p>
Community Development:	Annexation by the City of Columbus will not create a need for additional Community Development Department Services. The Community Development Department can serve the proposed annexation site with existing personnel and the current budget.
Redevelopment Commission:	The annexation request will have no impact on the Department of Redevelopment.
Parks Department:	No comments received.
MPO:	No comments received.
Police Department:	No comments received.
Fire Department:	No comments received.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable. *This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.*
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended. *New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.*

3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the law of the State of Indiana and the City's adopted annexation policies. *Annexation increased taxes and increased the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
4. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. *Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
5. **POLICY A-4-3:** Prevent urban sprawl. *Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.*
6. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost. *Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.*

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application:

1. Ensure new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Encourage all development to be linked to bicycle and pedestrian systems.
3. Prohibit further non-farm development using septic systems.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to annex the subject property for the purpose of connecting to City water and sewer services in order to develop the property for a worship facility. Worship facilities are only allowed as a conditional use within the AP (Agriculture: Preferred) zoning district, therefore the petitioners have also filed a Conditional Use request with the Columbus Board of Zoning Appeals in order to construct the worship facility on the subject property.
2. The subject property is located off of Goeller Boulevard, a Minor Arterial, and County Road 350 West, a Collector street. County Road 350 West is a two lane road that is approximately ½ mile in length and connects State Road 46 and Goeller Boulevard. The existing pavement is approximately 18 feet in width and has an asphalt surface. Due to the boundaries of the existing city limits, portions of County Road 350 West are within the City's jurisdiction and other sections are within Bartholomew County's jurisdiction. This road was heavily discussed during the approval process of the Stonehaven Major Subdivision in April of 2014, due to the perceived high volume of traffic, current road conditions, and the topography of the road. Currently, the County Highway Department is in the process of making the following improvements to 350 West:
 - o Trees that were located within the right-of-way have been removed along the entire stretch of 350 West, with exception of the Stonehaven Subdivision frontage.
 - o They will be replacing a culvert just south of State Road 46, which will be long enough to accommodate for future road widening. This will be replaced as soon as a gas line is relocated, which will be in about 3 to 4 weeks.
 - o They will be milling approximately 4 inches off the top of a hill, located at the new entrance to the Stonehaven Subdivision, to improve sight distance visibility. This will be completed when the road is closed to replace the culvert and once all of the dirt is moved for the new subdivision.
 - o They will be repaving the entire road from State Road 46 to Goeller Boulevard, possibly widening the street 3 inches on each side. This is scheduled to be completed this year, but again will be after the culvert is replaced.

The City Engineering Department has also indicated that County Road 350 West is in the City's Thoroughfare Plan and they are in the process of evaluating all of the potential projects in the Thoroughfare Plan and coming up with a priority list based on several factors.

3. The subject property is located in a pocket of unincorporated land that is primarily surrounded by the City. Currently this site abuts the city limits on both the south property line (along Goeller Boulevard)

and a small portion of the west property line (along County Road 350 West). The unincorporated land is primarily large lot single-family residential properties with some agricultural land.

4. The surrounding area is primarily used as single-family residential. South of the property is more densely developed, within Tipton Lakes and north of the site are more rural home sites. The proposed annexation and development would not impact agricultural uses.
5. If this property were to be annexed, there would be three smaller properties to the west of the site along Goeller Boulevard that would still be outside the corporate boundary, creating a gap of County property within the city limits. Two of these properties are owned by the Mt. Pleasant Christian Church and both border County Road 350 West. The owners of those two parcels have been contacted and are considering being included in the current annexation request. If these properties were included with this request, the adjacent right-of-way of County Road 350 West would also be annexed; therefore approximately 640 feet of County Road 350 West, north of Goeller Road, would be within the City limits.

ANNEXATION FISCAL PLAN

For Plan Commission Case No.: ANX-14-04 To be known as: "Church of Jesus Christ of Latter Day Saints"

Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

Basic Property Information:

Following is a summary of subject property physical data:

Location: 4850 Goeller Boulevard (Columbus Township).

Size: +/- 4.54 Acres (0.007 square miles)

Zoning: AP (Agriculture: Preferred)

Land Use: Current – Undeveloped / Projected – Worship Facility

Population Impact: In 2010 Columbus contained 1,602.4 persons per square mile. The addition of 0.007 square miles will be a factor in the addition of 11 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 16.8% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.

5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Property Tax Receipts Estimate & Methodology:

The property proposed for annexation is a worship facility and is tax-exempt. As such, no tax receipts for the property may be realized at build-out.

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utility service lines, and other infrastructure will be completed at the time the property is converted from agricultural to a worship facility type use, consistent with policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided at right in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the

maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

4. Sanitary Sewer / Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

The Columbus City Utilities commented that water is available on the south side of Goeller Blvd. just west of the site. A service line would be extended across Goeller. The parent line is a developer donated water line and assessments will not be charged. Normal service connection fees will be required.

The nearest sanitary sewer is located south of Goeller at a rear lot line in Winterbery Place. The manhole is extremely shallow and gravity sewer cannot be extended to serve the subject property. The only practical solution at this time would be a sewage pumping station sized to serve the proposed church (and its immediate neighbors) that would discharge to the manhole previously mentioned.

If the Columbus City Utilities were to construct this facility we would require an easement from the church, and would likely have expenses of approximately \$20,000. The church would be required to pay assessments of approximately \$3,320 in order to connect.

An alternate would be for the church to construct their own privately owned grinder pump and then non assessments will be charged only normal connection fees.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	Up to \$20,000	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

The City Engineer, the Department of Community Development, and the Redevelopment Commission commented that the annexation would have no impact. No comment has been provided on this annexation by the other City departments in this category, indicating no cost for the extension of non-capital services to the subject property.

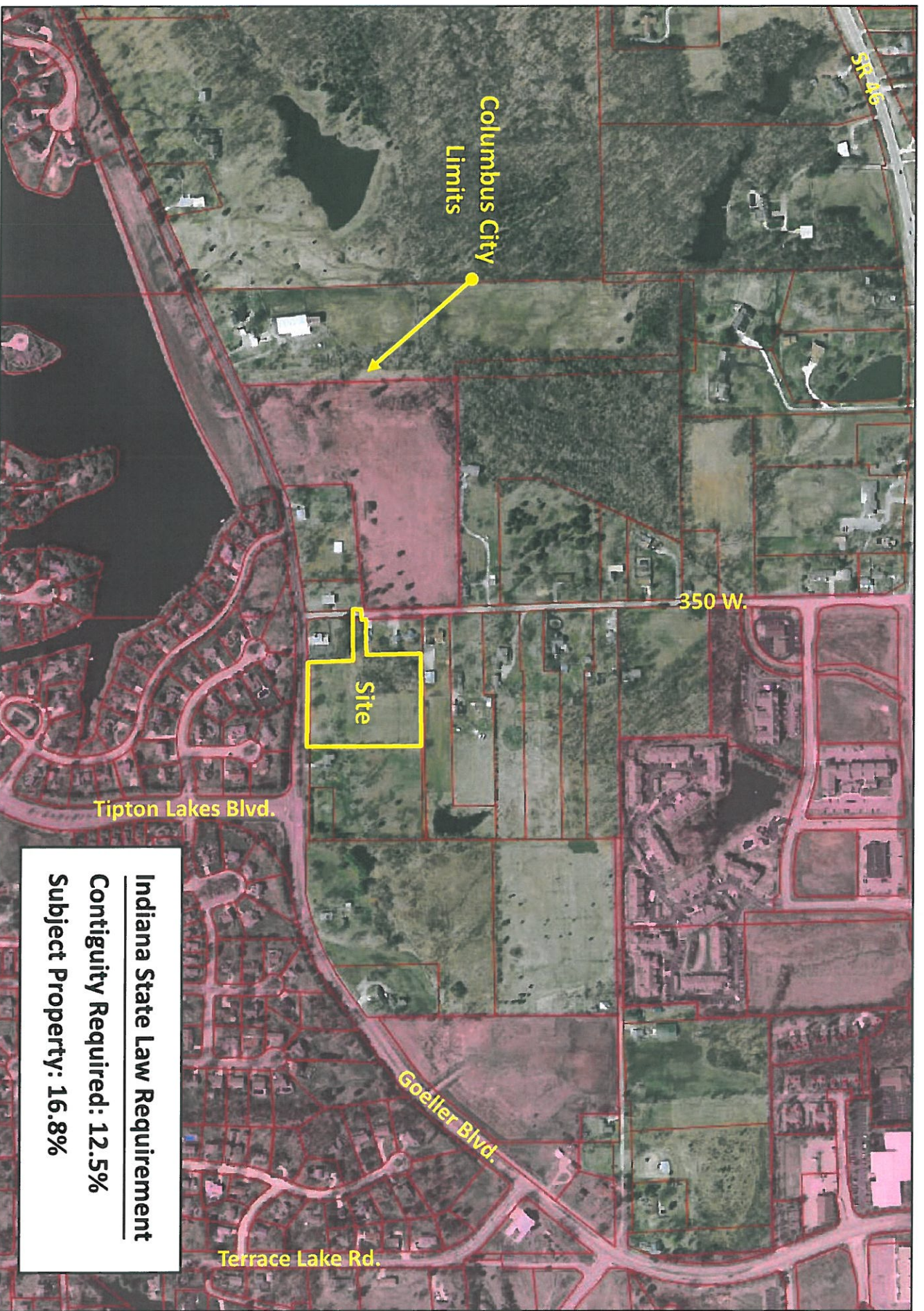
8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.

Property Location & Contiguity



Indiana State Law Requirement
Contiguity Required: 12.5%
Subject Property: 16.8%

ORDINANCE NO. __, 2014

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FOR THE BUDGET YEAR 2014**

WHEREAS, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, the Columbus Board of Aviation Commissioners (the "BOAC") feels it necessary to purchase approximately 33.86 acres of undeveloped land to the southeast of the airport which is located within the flight path of the northwest/southeast runway (the "Property") (the Property is depicted on attached Exhibit "A");

WHEREAS, the purchase of the Property is in adherence to standard Federal Aviation Administration practices to limit development within flight paths of airports;

WHEREAS, the Council understands that due to development of the area around the Columbus Airport and the Property, timing for purchase of the Property is critical;

WHEREAS, it is necessary to appropriate additional funds from the Aviation Fund in the maximum amount of \$325,000 for the acquisition of the Property; and

WHEREAS, there are additional funds in the amount of \$325,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that the funds in the amount of Three Hundred Twenty-Five Thousand Dollars (\$325,000.00) shall be paid during the 2014 budget year and the same is hereby appropriated and ordered to be paid from the Aviation Fund for the City of Columbus, Indiana and for the purposes of acquiring the Property.

BE IT FURTHER ORDAINED, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

BE IT FURTHER ORDAINED, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect these additional appropriations.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2014 at _____ o'clock P.M. by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer

Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at
_____ o'clock P.M.

Kristen Brown
Mayor, City of Columbus, Indiana

ORDINANCE NO. ____-2014
AN ORDINANCE ESTABLISHING AN AVIATION
SELF-FUELING NON-REVERTING FUND

WHEREAS, Indiana Code 36-1-3 *et seq.* grants to the City of Columbus, Indiana, all powers that are necessary for the effective operation of government as to local affairs;

WHEREAS, Indiana Code 36-1-3-6 grants to the City of Columbus the ability to exercise a power through the adoption of an ordinance when there is no constitutional or statutory provision requiring a specific manner otherwise;

WHEREAS, the Columbus Department of Aviation (hereinafter referred to as the "Airport") operates and maintains a self-fueling facility located on its premises where they purchase fuel and resell it to private aircraft utilizing the Airport;

WHEREAS, the revenues received from the sale of fuel at the Airport self-fueling facility would like to be used to replenish the fuel supply for that operation and pay related taxes;

WHEREAS, the Airport and the Board of Aviation Commissioners (the "Board") oversee all aspects of the operation of the self-fuel facility;

WHEREAS, the Airport desires that an ordinance pursuant to Indiana Code 36-1-3 *et seq.* be adopted so that a non-reverting fund be created so it may place revenues from the sale of fuel at the Airport self-fueling facility into that non-reverting fund (hereinafter referred to as the Aviation Self Fueling Non-Reverting Fund (the "Fund"));

WHEREAS, the Airport desires that the Fund be designated a non-reverting fund so that any balance as of December 31 of any given year will remain in that fund as of January 1;

WHEREAS, Indiana Code 8-22-2-7 contemplates that a self-fueling facility at an airport may be created and a fund established to administer the self-fueling operations generally referred to as a rotary fund;

WHEREAS, Indiana Code 8-22-2-7 also contemplates that if at the end of a fiscal year the accumulated value of the Fund plus value of inventory of fuels and lubricants on hand exceeds the total previous appropriation to the Fund by twenty-five percent (25%), the excess shall be turned over to the Aviation Fund; and

WHEREAS, the Council understands the limited nature of this fund and the Airport and Board's need to be able to quickly appropriate funds for additional fuel purchases.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA THAT an Aviation Self Fuel Non-Reverting Fund be established for the 1) deposit of revenue received from the sale of fuel at the Airport's self-fueling station, and 2) expenditure of funds to purchase additional fuel for the Airport's self-fueling station and to pay associated taxes.

BE IT FURTHER ORDAINED that the appropriation of any funds for expenditure from the Fund shall be controlled by and at the sole discretion of the Board of Aviation Commissioners.

BE IT FURTHER ORDAINED that the Fund shall be a continuing non-reverting fund until such time that the Council determines that the Fund be terminated at which time any remaining balance shall be deposited in the Aviation Fund.

BE IT FURTHER ORDAINED that the necessary administration of the Fund including an annual accounting and potential transfer of excess funds as set forth in Indiana Code 8-22-2-7 shall be followed.

BE IT FURTHER ORDAINED that this Ordinance shall be in full effect and the Fund created as of January 1, 2015.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, on this the ____ day of _____, 2014, by a vote of ____ ayes and ____ nays.

Kristen Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Clerk of the Common Council of Columbus, Indiana
Luann Welmer

Presented by me to the Mayor of Columbus, Indiana, this ____ day of _____, 2014 at ____ o'clock ____m.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ____ day of January, 2014 at ____ o'clock ____m.

Kristen Brown
Mayor of the City of Columbus, Indiana

RESOLUTION NO. _____, 2014

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
COLUMBUS TO ADOPT SPECIFIC CAPITAL IMPROVEMENT PROJECTS
AS THE 2015 CAPITAL BUDGET**

WHEREAS, on October 21, 2014, the Common Council of the City of Columbus (the "Council") adopted Ordinance 37-2014 approving Appropriations and Tax Rates for 2015 (the "2015 Budget");

WHEREAS, pursuant to Columbus City Ordinance 3.08.030 and 3.08.040, the Mayor after receiving input from the City's Capital Improvements' Committee put forth a Capital Budget for 2015 by designating the projects, an estimated cost, and the source from which funds are available;

WHEREAS, the Council desires to designate the specific capital improvement projects in description and amount as designated and set forth on attached Exhibit "A" as the Capital Budget for 2015;

WHEREAS, the Council recognizes that the individual project costs set forth in Exhibit "A" are estimates only and shall not serve as a cap on the individual project should actual project costs be higher than originally estimated;

WHEREAS, the Council recognizes that the Capital Budget for 2015 is subject to available appropriations whether as part of the 2015 Budget or required additional appropriations where necessary; and

WHEREAS, the Capital Budget for 2015 as set forth in Exhibit "A" shall be considered an addendum to the 2015 Budget pursuant to Columbus City Ordinance 3.08.030.

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT the capital improvement projects included in Exhibit "A" in description and amount are hereby adopted as the Capital Budget for 2015 pursuant to Columbus City Ordinance 3.08.030 and considered an addendum to the 2015 Budget. It is further declared by the Council that Exhibit "A" represents the only approved and designated capital improvement projects to be funded by the City's 2015 budget unless modified by a resolution of the Council.

NOW THEREFORE BE IT FURTHER RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT additional approval from Council for any of the designated capital improvement projects identified in the attached Exhibit "A" is required prior to the expenditure of any funds should the actual cost of that specific project identified in Exhibit "A" herein exceed the greater of i) 105% of the estimated project cost or ii) the estimated project cost plus \$5,000.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on
this the ____ day of _____, 2014, by a vote of ____ ayes and ____ nays.

Kristen S. Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of _____, 2014 at _____ o'clock _____.M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ____ day of _____, 2014, at
_____ o'clock _____.M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit "A"

2015 Capital Improvements Project ListEDIT (Budgeted \$3,013,218)

Police Vehicles	\$ 500,000
Vests-Police	\$ 38,000
In-car cameras - Police	\$ 90,000
In-car radios-Police	\$ 41,000
Public Safety Time Keeping Software	\$ 100,000
Pumper-Fire	\$ 500,000
46 sets of Fire Gear	\$ 78,000
Smoke Alarms	\$ 20,000
Parks (See attached)	\$ 294,404
	\$ 1,661,404

EDIT unfunded

Parks (See attached)	\$ 276,494
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Cumulative Capital Improvement Fund (110K)

Staff Vehicles-Fire	\$ 50,000
Leaf Collector-Garage	\$ 48,000
Pressure Washer-Garage	\$ 8,000
	\$ 106,000

General Fund Capital Improvement

Automated Packer Truck 33 yrd	\$ 320,000
S.A. Dump Truck w/spreader & plow	\$ 160,000
1 ton Flat-bed Truck w/spreader & plow	\$ 85,000
MSA Airpack Replacements-Fire	\$ 464,000
Parks (See attached)	\$ 429,102
Street Sweeper (Dual Broom)	\$ 250,000
Road Grader	\$ 160,000
Knuckle Boom Loader	\$ 160,000
Miscellaneous (small capital expenditures)	\$ 75,000
Road Overlay	\$ 256,054
Information Services	\$ 280,000
	\$ 2,639,156

Cumulative Capital Development Fund (Budgeted \$775,442)

FFY Bond Payment	\$ 333,000
Engineering Traffic Signs and Signals	\$ 100,000
Engineering Sidewalk Improvements	\$ 120,000
Engineering Streetlights	\$ 25,000
Parks Prior Year Lease Payments	\$ 88,242
Pictometry	\$ 13,200
Bobcat Tool-Cat w/attachments-Traffic	\$ 70,000
Hand-held radios-Fire	\$ 26,000
	\$ 775,442

River Boat Fund (Budgeted \$260,000)

Exterior Repairs-Animal Care	\$ 25,000
T.A. Dump Truck w/spreader & plow	\$ 170,000
Pick up Truck-Garage	\$ 65,000
	\$ 260,000

Transit Budget

Mobile Equipment	\$ 93,000
	\$ 93,000

Thoroughfare Fund

Maple Street	\$ 45,000
City Share of collectors	\$ 300,000
Misc Pedestrian Crossings	\$ 50,000
	\$ 395,000

2015 Overview - Projects

Blackwell/ Dick Wigh	
Replacement of Goals	\$ 7,500.00
Clifty Park	
Infield Batter Jox Box	\$ 8,000.00
Donner Park	
Replacement of Main Pool Filters	\$ 300,000.00
Movable Floor Repairs	\$ 9,000.00
FFY	
Replacement of Tables and Chairs	\$ 8,000.00
Replacement of Main Pool Pump	\$ 9,000.00
Lincoln Park	
Replace Portable Pitching Mounds	\$ 12,000.00
Replace Sportable Fence Panels	\$ 15,000.00
Carpenter Building Rehab	\$ 20,000.00
Mill Race	
Steel / Glass Block Repair	\$ 5,000.00

Total \$ 393,500.00

2015 Overview - Vehicles/Equipment

3/4 Ton Pick Up Truck (3)	\$ 90,000.00
Sand Pro	\$ 22,000.00
Trim Mower	\$ 25,000.00
Floor Scrubber	\$ 7,000.00
One Ton Dump Truck	\$ 35,000.00
walk behind aerator	\$ 9,000.00
Trailer	\$ 8,000.00
Lely Spreader	\$ 8,000.00
Utility Cart	\$ 15,000.00

Total \$ 219,000.00

2015 Overview - Annual Projects

Playground and Surfacing Replacement	\$ 100,000.00
Overlay/ Seal Coat/ Striping	\$ 70,000.00
Fencing	\$ 70,000.00
Court Resurfacing& Restriping	\$ 60,000.00
Shelter Replacement	\$ 45,000.00
Signage	\$ 10,000.00
Roof and Gutter Repairs	\$ 10,000.00
Curbing and Sidewalks	\$ 10,000.00
Bleacher Replacement	\$ 7,000.00
Replacement of Picnic Tables	\$ 5,000.00

\$ 387,000.00

Total \$ 387,000.00

Grand Total 2015

\$999,500.00

\$1 Million proposed